

**NOTICE OF SALE**

**NOTICE OF SALE CIVIL ACTION NO. 2012-CP-02-02730 BY VIRTUE** of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Kelly A. Manzo; Hitchcock Crossing Homeowners Association, Inc., et al., the undersigned Master in Equity for Aiken County, South Carolina, will sell on October 7, 2013 at 11:00AM, at the Aiken County Courthouse, City of Aiken, State of South Carolina, to the highest bidder:

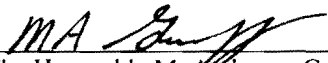
**ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING AND BEING LOCATED WEST OF THE CITY OF AIKEN, IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA AND BEING DESIGNATED AS LOT 12, SECTION ONE OF HITCHCOCK CROSSING, CONTACTING 0.26 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT PREPARED FOR SCHICKENDANZ BROS. LIMITED BY SOUTHERN PARTNERS, INC., LAST REVISED FEBRUARY 13, 2006 AND RECORDED IN PLAT BOOK 50 AT PAGE 965, AIKEN COUNTY RECORDS. REFERENCE BEING MADE TO SAID PLAT FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE METES, BOUNDS AND LOCATION OF SAID PROPERTY.**

**THIS IS THE IDENTICAL PROPERTY CONVEYED TO KELLY A. MANZO BY DEED OF NED E. BIBLER DATED SEPTEMBER 30, 2010 AND RECORDED OCTOBER 1, 2010 IN THE RMC OFFICE FOR AIKEN COUNTY IN BOOK 4326 AT PAGE 2145.**

CURRENT ADDRESS OF PROPERTY: 133 Hillhead Court, Aiken, SC 29801  
TMS: 088-14-03-012

**TERMS OF SALE:** The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 4.5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

  
The Honorable M. Anderson Griffith  
Master in Equity for Aiken County

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